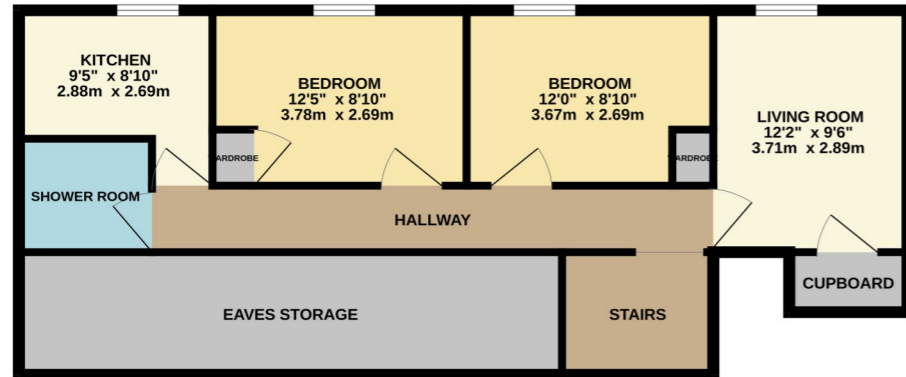


### Flat 3 Price: £104,950

2nd Floor flat with entrance hall, living room, kitchen, two double bedrooms, shower room, useful eaves storage.

Leasehold: £125 years from 1st July 2008 - currently let on an Assured Shorthold Tenancy. The current tenants have handed in notice and the flat will be vacant from 14th April 2023



TOTAL FLOOR AREA: 754 sq.ft. (70.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY:** East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT  
Tel: 01394 383789

**SERVICES;** Each flat has its own individual metered services - mains gas, electricity, drainage and water are available to each property. Heating for each flat is provided by an individual gas fired boiler.

**VIEWING:** By appointment through Jennie Jones Estate Agents.  
Tel: 01728 605511.

**EMAIL:** [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)



**17-19-19A HIGH STREET, SAXMUNDHAM, SUFFOLK IP17 1DF**  
FOR OCCUPATION OR INVESTMENT, A SUBSTANTIAL HIGH STREET PREMISES FOR SALE AS INDIVIDUAL FLATS WITH A SHARE OF THE FREEHOLD

<b>FLAT 1 (1 BED FLAT)</b>	<b>£89,950</b>	<b>LEASEHOLD</b>
<b>FLAT 2 (2 BED FLAT)</b>	<b>£99,950</b>	<b>LEASEHOLD</b>
<b>FLAT 3 (2 BED FLAT)</b>	<b>£104,950</b>	<b>LEASEHOLD</b>

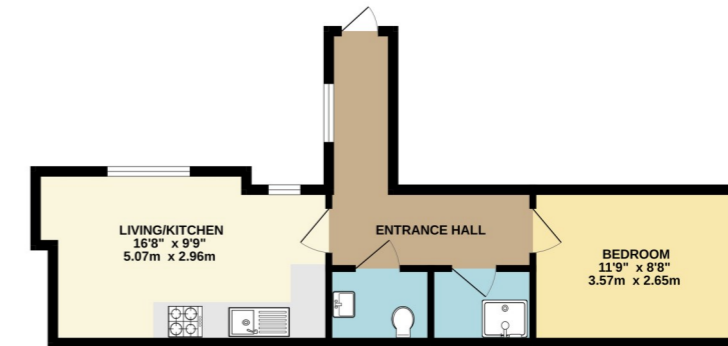
**26 HIGH STREET SAXMUNDHAM, SUFFOLK IP17 1AB Tel: 01728 605511**

**THE PROPERTY:** An excellent opportunity to either acquire an individual flat for residential occupation or for an investor to acquire the freehold interest in this substantial building located in the middle of Saxmundham's High Street. The property consists of two retail shops with long leases (both in excess of 100 years) in accordance with the schedule below. Above are three flats and the current owner is willing to consider selling them individually with the freehold interest in the entire property reverting to the three flat owners once the last flat has been sold with a property management company will be set up. The three flats are all currently tenanted on Assured Shorthold Tenancies and it will be for the new owner/s to decide whether they wish to continue letting the properties or take back possession. A private door from the High Street gives access to a communal entrance lobby and stairs from the lobby lead up to the landing with individual front doors give access to each flat. All flats have gas fired central heating and gas safety certificates etc are all up to date.

**LOCATION:** Saxmundham offers an excellent range of local amenities including a Waitrose and Tesco supermarket, a Primary School and recently opened Free School. There is a vibrant High Street and a Wednesday market together with art galleries, pubs and restaurants. The attractions of the Suffolk Heritage Coast lie within convenient reach by car and include the world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival. The seaside towns of Aldeburgh and Southwold lie within convenient reach by car and other attractions include nature reserves at Minsmere, Havergate Island and Shingle Street, ancient castles at Framlingham and Orford and golf courses at Aldeburgh, Thorpeness, Halesworth and Hinton. The railway station at Saxmundham provides a regular service to London (Liverpool Street) via Ipswich..

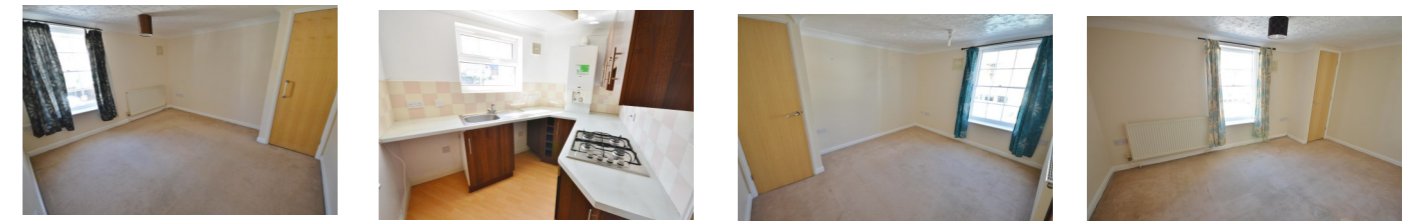
### Flat 1 Price: £89,950

1st Floor flat with entrance hall, open plan living/kitchen, double bedroom, shower room, separate WC.  
Leasehold: £125 years from 1st July 2008 - currently let on an Assured Shorthold Tenancy  
Council tax band: A EPC rating: D



### Flat 2 Price: £99,950

1st Floor flat with entrance hall, sitting room, kitchen, two double bedrooms, shower room.  
Leasehold: £125 years from 1st July 2008 - currently let on an Assured Shorthold Tenancy



Premises	Description	EPC	Lease terms	Current rental income per annum	Proposed rental income per annum
17 High Street	Ground Floor Retail premises (St Elizabeth Hospice)	N/A	999 years from 8th December 1999. Permitted use A1 - any variation requires landlord's consent	Peppercorn	Peppercorn
19A High Street	Ground Floor Retail premises (Ollies Barbershop)	N/A	125 years from 1st July 2008	£100 (increased every 25 years by £100)	£100 (increased every 25 years by £100)
Flat 1 19 High Street	First floor 1 bed flat	D	125 years from 1st July. Assured shorthold tenancy	£4,200 (AST rent)	£4,740 From 13/3/2023
Flat 2 19 High Street	First floor 2 bed flat	D	125 years from 1st July. Assured shorthold tenancy	£5,580 (AST rent)	£6,180 From 13/3/2023
Flat 3 17/19 High Street	Second floor 2 bed flat	D	125 years from 1st July. Assured shorthold tenancy	£5,580 (AST rent)	£6,180 From 13/3/2023
<b>TOTAL</b>				£15,460	£17,100

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.